

TRANSFER
TAX
PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT we, Richard J. Kimball and Rhonda M. Kimball of 24 N. Riverside Drive, Waterville, County of Kennebec and State of Maine, for consideration paid, grant to Gene J. Gagnon and Donna M. Gagnon of 25 West Street, Waterville, County of Kennebec and State of Maine, with WARRANTY COVENANTS,

51-36

010311

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit;


Being Lot No.84 on a revised plan of Mayflower Realty Company made by Sherman K. Smith, C.E. dated January 17, 1959 and recorded in the Kennebec County Registry of Deeds, Plan Book 22, Page 8.

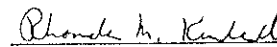
This conveyance is made and taken by the Grantees with the restrictions and limitations herein enumerated for themselves and their heirs and assigns, and the survivors of them, and their heirs and assigns of the survivors of them forever, for the benefit of the Grantors, their heirs and assigns, and for the benefit of the property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least thirty (30) feet from North Riverside Avenue and fifteen (15) feet from any other dwelling house erected thereon, shall not have space or tenancies or apartments for more than one family and shall cost not less than Twelve Thousand Dollars (\$12,000.00), November 23, 1977 dollar value; and that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for mercantile or commercial purposes.

Meaning and intending to convey and hereby conveying the same premises conveyed to Richard J. Kimball and Rhonda M. Kimball by of Michael H. Austin et al dated February 10, 1987, recorded in the Kennebec County Registry of Deeds in Book 3110, Page 296.

IN WITNESS WHEREOF, we have hereunto set our hand this 31st day of May, 1995.


Witness

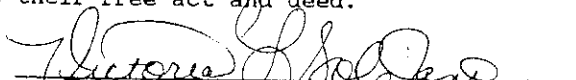

Richard J. Kimball


Rhonda M. Kimball

51-36

STATE OF Maine
COUNTY OF Kennebec

On this 31st day of May, 1995, personally appeared the above-named Richard J. Kimball and Rhonda M. Kimball, and acknowledged the foregoing to be their free act and deed.


Notary Public/Attorney at Law

My Commission Expires:

VICTORIA L. SOLDANO
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 23, 2001



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